113.0	0001	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	611,100 / 611,100
					USE VALUE:	611,100 / 611,100
					ASSESSED:	611,100 / 611,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
156		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O CONNELL HAROLD W-MARIE E
Owner 2:	
Owner 3:	
Street 1:	156 PARK AVE EXT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,810 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Aluminum Exterior and 1404 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3810.000	237,100		374,000	611,100
Total Card	0.087	237,100		374,000	611,100
Total Parcel	0.087	237,100		374,000	611,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 435.26 | /Parcel: 435.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 71665
GIS Ref:
GIS Ref:
Insp Date: 08/09/18

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0001-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	237,100	0	3,810.	374,000	611,100	611,100	Year End Roll	12/18/2019
2019	101	FV	206,300	0	3,810.	368,700	575,000	575,000	Year End Roll	1/3/2019
2018	101	FV	213,800	0	3,810.	283,200	497,000	497,000	Year End Roll	12/20/2017
2017	101	FV	213,800	0	3,810.	267,100	480,900	480,900	Year End Roll	1/3/2017
2016	101	FV	213,800	0	3,810.	245,800	459,600	459,600	Year End	1/4/2016
2015	101	FV	201,800	0	3,810.	229,700	431,500	431,500	Year End Roll	12/11/2014
2014	101	FV	201,800	0	3,810.	211,600	413,400	413,400	Year End Roll	12/16/2013
2013	101	FV	201,800	0	3,810.	211,600	413,400	413,400		12/13/2012

!8721!

PRINT

Date	Time
12/10/20	23:15:57

LAST REV

Date	Time
08/28/18	11:48:59

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8721

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11094-121		4/20/1966			No	No		N

USER DEFINED

Prior Id # 1:	71665
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/9/2018	Meas/Inspect	CC	Chris C
11/25/2008	Meas/Inspect	336	PATRIOT
3/8/2000	Inspected	264	PATRIOT
2/7/2000	Measured	263	PATRIOT
8/31/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3810		Sq. Ft.	Site		0	70.	1.40	6									374,009						374,000	

Total AC/HA: 0.08747 | Total SF/SM: 3810 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 374,009 | Spl Credit | Total: 374,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.97029907
Adj $ / SQ:	163.738
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	322080
Depreciation:	85029
Depreciated Total:	237051

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

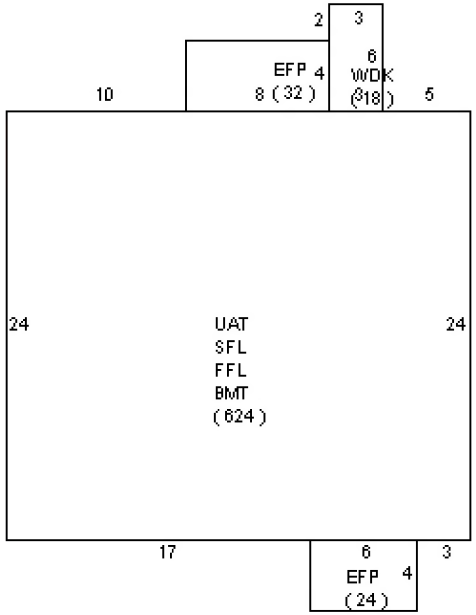
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	163.74
Special Features:	0	Val/Su Net:	112.80
Final Total:	237100	Val/Su SzAd	189.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	624	49.120	30,652
FFL	First Floor	624	163.740	102,172
SFL	Second Floor	624	163.740	102,172
UAT	Upper Attic	156	108.070	16,858
EFP	Enclos Porch	56	70.440	3,945
WDK	Deck	18	15.520	279

Net Sketched Area:	2,102			Total:	256,078
Size Ad	1248	Gross Are	2570	FinArea	1404

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	RRM	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0001-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	